



City of Seattle

Gregory J. Nickels, Mayor
Department of Design, Construction and Land Use
D. M. Sugimura, Acting Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2004981
Applicant Name: Dick Cassutt
Address of Proposal: 5614 S. Hazel Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. The proposed parcel sizes are: A) 7,917.2 sq. ft. and B) 7,917.6 sq. ft.

The following approval is required:

Short Subdivision - To divide one parcel into two parcels (SMC Chapter 23.24).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction.

BACKGROUND DATA

Site and Area Description

The site is a single family 7200 zoned lot located west of Renton Avenue South and about 3 1/2 blocks east of Beacon Avenue South. The subject property is located on the north side of S. Hazel Street mid block between 56th Avenue South and 57th Avenue South. Zoning in this area is SF7200 and is currently developed with single family residences. The property is rectangular in shape, measures 197.93 feet by 40 feet on the

west and 197.94 feet by 40 feet on the east and slopes down to the southwest. There are no mapped or otherwise identified critical areas on the site.

Proposal Description

The applicant proposes to subdivide one parcel into two parcels of land in a Single Family 7200 zone. The resulting parcels would be A) 7,917.2 sq. ft. and B) 7,917.6 sq. ft.

Public Comments

No comment letters were received during the official public comment period which ended July 26, 2000.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.40, no short plat shall be approved unless all of the following conditions are found to exist:

1. *Conformance to the applicable Land Use Policies and Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Whether the proposal is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit Lot Subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Based on information provided by the applicant, referral comments from DCLU, Seattle Public Utilities, Seattle Fire Department, Seattle City Light, and review of the proposal by the Land Use Planner, the following findings are made with respect to the above cited criteria:

1. *Conformance to the applicable Land Use Policies and Land Use Code provisions;*

The lots created by the proposed subdivision will conform to all development standards of the SF 7200 zone. The lot configurations will provide adequate building area to meet applicable development standards. Any new development must conform to the applicable code requirements at the time of application.

2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*

DCLU has circulated this proposed Short Subdivision to all city agencies with jurisdiction for review of utilities, access, and fire protection. Both parcels will have vehicle and pedestrian access directly from South Hazel Street.

City Light has reviewed the short plat and does not require any property rights or easements on either proposed parcel. The Seattle Fire Department has also reviewed and approved the proposal. Therefore the proposed subdivision meets the above criterion by providing adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

Sewer is not available in this block of South Hazel Street, an unimproved right of way. The nearest connection would be in the intersection of South Hazel Street and 56th Avenue South. The applicant will need to obtain a side sewer permit in order to connect to the sewer public sewer system. No publicly maintained drainage system exists to allow for stormwater discharge from the proposed short plat, infiltration will be allowed as means of stormwater management.

Seattle Public Utilities has reviewed the proposal and issued approved Water Availability Certificate number 00-0673 on October 28, 2002. All Water Department conditions of approval must be met.

The proposed short subdivision, as conditioned, will provide adequate provisions for drainage, water supply, and sanitary sewer disposal.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The purpose of the Single Family Land Use code provisions is to preserve and maintain the physical character of the residential area in a way that encourages rehabilitation and provides housing opportunities throughout the city. The public use and interests are served as the proposed short subdivision will meet all applicable provisions.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

This criterion does not apply as there are no mapped or otherwise identified critical areas on the site.

6. *Whether the proposal is designed to maximize the retention of existing trees;*

The design of the proposed parcels and driveway easement will allow for development without removal of existing trees.

7. *Conformance to the provisions of Section 23.24.045, Unit lot Subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This criterion does not apply as this is not a Unit Lot Subdivision.

SUMMARY - SHORT SUBDIVISION

The lots to be created by this Short Plat, as conditioned, will meet all standards of the Single Family 7200 zone set forth in the Land Use Code. This short subdivision can be provided with vehicular access, and public and private utilities and access for emergency vehicles. Adequate provisions for water supply, drainage control, and sanitary sewage disposal have been provided for each parcel and service is assured, subject to standard conditions governing utility extensions. Therefore, the short subdivision meets all applicable provisions of Section 23.24.040 for Short Plats.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be

shown on the plat. All existing, trees and structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.

2. Submit the recording fee and final forms for approval.
3. A joint use and maintenance agreement for any and all easements must be provided with the final recording documents
4. Revise easement language to allow for necessary access over the south portion of Parcel B.

At Building Permit Application

5. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction plans.

Signature: (signature on file) Date: March 3, 2003
Lori Swallow, Land Use Planner
Department of Design, Construction and Land Use

LS:bg
Swallow/docs/short plats/2004981